

Gage Block (Row House)
106-114 Second Street
Hallowell
Kennebec County
Maine

HABS No. ME-145
HABS
ME.

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PHOTOGRAPHS
WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey
Office of Archeology and Historic Preservation
National Park Service
Department of the Interior
Washington, D.C. 20240

HISTORIC AMERICAN BUILDINGS SURVEY

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GAGE BLOCK (ROW HOUSE)

Location: 106-114 Second Street (east side of street), Hallowell, Kennebec County, Maine

Present Owner: Philip J. Judd

Present Occupant: Tenants

Present Use: Ten-unit apartment building

Statement of Significance: A rare surviving example of a mid-19th century wooden row house, probably built to house workers in the Hallowell Cotton Mill.

PART I. HISTORICAL INFORMATION

A. Physical History:

1. Date of erection: Built 1846
2. Architect, builder, suppliers, etc.: Unknown. Row House, historically known as the Gage Block, was built by Isaac Gage, a Hallowell merchant, as an investment property.
3. Original and subsequent owners: The following is an incomplete chain of title to the land on which the structure stands. Reference is the office of the Registrar of Deeds, Kennebec County.

1827 Deed. October 2, 1827, recorded December 20, 1828
Book 63, Page 416 (lot - no mention of building)
John Sewall
to
Joanna Gage and Isaac Gage

1835 Mortgage deed. November 24, 1835, recorded November 25, 1835
Book 93, Page 124 (lot with stone foundation)
Job Haskell
to
Isaac Gage and Joanna Gage

Mortgage deed. November 24, 1835, recorded November 26, 1835
Book 93, Page 330 (lot with stone foundation)
Isaac Gage and Joanna Gage
to
Job Haskell

- 1864 Deed. September 23, 1864, recorded September 23, 1864
Book 247, Page 317 (lot with building)
Joanna Gage
to
William Thomas
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- 1874 Deed. February 25, 1874, recorded February 25, 1874
Book 289, Page 596
William Thomas
to
Abbie F. Graves
- 1904 Deed. November 4, 1904, recorded November 8, 1904
Book 461, Page 11
Abbie F. Parlin
to
Wallace H. Perry
- 1923 Deed. April 16, 1923, recorded September 7, 1923
Book 610, Page 380
Wallace H. Perry
to
Eugene L. Merrill
- 1930 Deed. February 7, 1930, recorded February 8, 1930
Book 672, Page 329
Eugene L. Merrill
to
Bertha N. Crocker
- 1958 Deed. August 27, 1958, recorded September 5, 1958
Book 1127, Page 273
Walter M. Sanborn and Grace J. Rollins, Executors
and Trustees of Bertha N. Crocker
to
John G. Rollins
- 1969 Deed. July 10, 1969, recorded July 28, 1969
Book 1499, Page 774
John G. Rollins
to
James Clark, Linda Clark, Roger Truman and Mildred Truman
- 1969 Deed. July 29, 1969, recorded July 31, 1969
Book 1500, Page 164
James R. Clark, et. al.
to
Row House, Inc.

1971 Deed. June 22, 1971, recorded June 22, 1971 HABS
Book 1552, Page 46 ME.
Row House, Inc. 6 HAL
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Philip J. Judd

4. Original plans, construction, etc.: None
5. Alterations and additions: The exterior of the structure was restored by a local preservation group in 1970-71. It was then acquired by its present owner, who changed the building into ten rental units by converting the basement area of each into an efficiency apartment, leaving the remainder of the floors above intact as a row house. Original detail was essentially left intact in this conversion, where possible.

B. Historical Events and Persons Connected with the Structure: None

C. Sources of Information:

1. Old views: None
2. Bibliography:
 - a. Primary and unpublished sources: Kennebec County Registry of Deeds, Augusta, Maine 04330.
 - b. Secondary and published sources: Maine Cultivator & Hallowell (Maine) Weekly Gazette, August 1, September 16, 19, 1846.

D. Supplemental Material:

For information bearing on Isaac Gage and possible indirect sources for the plan of Row House, see Part 8 of the National Register of Historic Places inventory - nomination form for this structure. The most historically significant facet of this material is the link, somewhat tenuous but probable, between Isaac Gage and Charles Bulfinch. The famous Bostonian had social ties to the Hallowell community.

PART II. ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural character: The Row House (historically Gage Block), built 1846, is a wooden row house of five identical units, two-and-a-half stories in height with full basement (the latter converted to efficiency apartments in 1971-72).

2. Condition of fabric: Well-maintained; recently restored exterior.

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B. Description of Exterior:

1. Over-all dimensions: Approximately 28' x 100', rectangular plan, two-and-a-half stories, five continuous units of three bays each.
2. Foundations: Granite
3. Wall construction: Clapboarding, painted green with white trim, the latter dominated by corner-turning pilasters (see 8. b.).
4. Framing: Standard light frame construction with wooden studs, joists and rafters.
5. Porches: None
6. Chimneys: Five rectangular chimneys rise at regular intervals above ridge, their west faces intersecting the ridge; slight projecting course at top of each but no cap.
7. Openings:
 - a. Doorways and doors: Panelled wood doors on west front (later than the structure) are in doorways which have three-pane transoms, simple broad-band architrave with Greek Revival corner blocks.
 - b. Windows and shutters: Windows are uniformly six-over-six double-hung sash, each with "picture frame" style architrave which has splayed profile and mitred corners. Largest frames are on ground floor, slightly smaller on second and even smaller on third floor. Shutters installed by present owner.
8. Roof:
 - a. Shape, covering: Gable roof, ridge running north-south, with cross gables of attic dormers. Covering is asphalt shingles.
 - b. Cornice, eaves: Corner pilasters carry a modified entablature around eaves; it is a builder's reduction of a Tuscan order frieze and cornice. Fascia is returned at gable corners, in Greek Revival fashion. Second-story window architraves abut cornice on west and east facades.

- c. Dormers: West face of gable presents five dormers, each framed with miniaturized pilaster- and cornice-bands, pediment. HABS ME.

C. Description of Interior:

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1. Floor plans:

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- a. Basement: Full basement extends under entire structure, its peripheral walls on all but east (rear) built of large blocks of Hallowell granite. Framed east side of each unit has two windows and doorway; grade falls away west-east for full-height entry. Fireplace in each unit, including bake oven. Modern partitions replace original partitions between units.
- b. First floor: Front door of each unit enters side hall, approximately 6'-6" wide, with stair at left to second floor. Doorway on south enters living room approximately 12' x 16'. Living room has fireplace in middle of interior end (east) wall. Doorways from both hall and living room in line with west face of fireplace enter kitchen, a chamber approximately 12'-6" x 16'. Doorway at west end of north kitchen wall gave entry to basement stairs before modern conversion; doorway at east end of same wall gives entry to rear stair to second floor. Fireplace in central stack serves kitchen.
- c. Second floor: In each unit, front and rear stairway ascend to landing on north wall. Doorway at east end of hall, immediately off landing, enters east bedroom, approximately 11' x 16'. Doorway at east end of north wall of this bedroom gives entry to stairway to third (attic) floor. Tapering chimney presents fireplace of reduced size on west wall of this chamber; closet flanks fireplace. Doorway in middle of south wall of stairhall enters west bedroom approximately 12' x 14'; it too has reduced fireplace, flanking closet. Doorway at west end of stairhall enters bathroom, approximately 6'-6" x 7'-6".
- d. Attic: Attic chamber is open space, extending full width of unit, but shorter by approximately 3' than lower stories because of wall partition at east end.
2. Stairways: Stairway on eastern end of north wall in each unit rises through the entire structure; stairway on western end of same wall rises from first to second story.

3. Flooring: Many relaid with pine of various widths. Some hearths have been removed. HABS ME.
4. Wall and ceiling finish: Plaster and wallpaper. b-HAL
5. Doorways and doors: Have simple Greek Revival mouldings. 1-
6. Decorative features and trim: None outstanding; simple Greek Revival trim.
7. Notable hardware: None
8. Lighting: Modern electric fixtures.
9. Heating: Modern central heating.

D. Site:

1. General setting and orientation: The Row House faces west, its facade abutting the boundary line on Second Street. The property includes a strip 32' in width paralleling the eastern (rear) side of the structure; this area provides access to the basement rental units. The lot to the north of Row House is vacant (a large double house on the site was demolished in the early 1960's). To the south, the corner lot extending to Central Street is open, being property belonging to a restored 1792 two-story dwelling sited on the rear of this lot. Row House is one-half block south of an intersection containing the Hallowell City Hall, the Post Office, and the Worster House, an historic 1832-34 hostelry.
2. Enclosures: None
3. Outbuildings: None
4. Walks: Brick sidewalk lies between west facade and street.
5. Landscaping: None

Prepared by Earle G. Shettleworth, Jr.
August 1971
and
Alan Mast
September 1972

PART III. PROJECT INFORMATION

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These records were made during 1971 and 1972 in the course of a photo-data project in the cities of Bath, Hallowell, Monmouth, and Richmond in the State of Maine. The project was arranged in response to the initiative of Mrs. Linda B. Clark of Row House, Inc., in Hallowell, Dr. Charles E. Burden of the Bath Marine Museum, Mrs. Paul L. Roberts of the Richmond Historical and Cultural Society, and Mr. H. Earle Flanders of Monmouth. All of these preservationists actively solicited or contributed funds and effectively fostered increased interest in the architectural heritage of their respective communities. The project was under the general direction of James C. Massey, at that time Chief of the Historic American Buildings Survey; was supervised in the field by Denys Peter Myers, then Principal Architectural Historian of HABS; was carried on by Student Architectural Historian Earle G. Shettleworth, Jr., Boston University; and was continued by Alan Mast, Maine Arts and Humanities Commission, and Mary-Eliza Wengren (Mrs. Richard E., Jr.), Maine Historic Preservation Commission, under the field supervision of Earle G. Shettleworth, Jr. Photographers were Mark C. Bisgrove, Sylvester Cobbs, Stanley Schwartz, Leon P. Shepard, and Richard Dwight Sturgis.